

**GREENBELT COMMISSION  
MINUTES OF  
March 19, 2012**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on March 19, 2012, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building and at [www.normanok.gov](http://www.normanok.gov) twenty-four hours prior to the beginning of the meeting.

**ITEM NO. 1 BEING: CALL TO ORDER.**

Chairperson Jane Ingels called the meeting to order at 6:31 p.m.

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**ITEM NO. 2 BEING: ROLL CALL.**

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| MEMBERS PRESENT: | Bob Bruce<br>Jack Eure<br>Jane Ingels<br>Jim McCampbell<br>Richard McKown<br>Mary Peters<br>Sarah Smith |
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| MEMBERS ABSENT: | Mark Krittenbrink |
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| STAFF MEMBERS PRESENT: | Susan Connors, Director of Planning & Community Development<br>Ken Danner, Subdivision Development Manager, Public Works<br>Jane Hudson, Planner II<br>Jolana McCart, Admin Tech IV |
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| GUESTS PRESENT: | Terry Haynes, SMC Consulting<br>Christopher Zabawa<br>Harold Heiple<br>Sean Rieger<br>Pamela Zabawa<br>Lyntha Wesner |
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**ITEM NO. 3 BEING: Approval of the Minutes from the February 20, 2012 Regular Meeting.**

**Motion** by B Bruce for approval; **Second** by S Smith. All approve.

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**ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications.**

a. CONSENT DOCKET

i. GBC 12-04

Applicant: Pamela J. Zabawa or Christopher Zabawa

Location: Located approximately 1,900 feet east of the corner of 108<sup>th</sup> Avenue NE and Tracy Circle

Request: Norman Rural Certificate of Survey Plat

This proposal is being made to allow for the necessary permits for the construction of a single-family home. There is no connectivity for a trail at this time.

**Motion** by J McCampbell for approval to move this item forward as described in the Consent Docket; **Second** by M Peters. All approve.

ii. GBC 12-06

Applicant: Hudimax Norman Holdings

Location: Located at the northwest corner of North Interstate Drive and Stoney Brook Drive

Request: Preliminary Plat

This proposed development is for an auto dealership. There is no proposed trail shown within the vicinity of this development.

**Motion** by R McKown for approval to move this item forward as described in the Consent Docket; **Second** by M Peters. All approve.

iii. GBC 12-07

Applicant: S & S Family Properties

Location: Located at the northeast corner of Rock Creek Road and 36<sup>th</sup> Avenue NW

Request: Preliminary Plat

This proposal is for the western portion of the plat and is for commercial development. The realignment of Rock Creek Road created walkways and connection points and will

include a City park with a detention pond with walking trails. This area meets the objective of the Commission.

**Motion** by R McKown for approval to move this item forward as described in the Consent Docket; **Second** by J McCampbell. All approve.

b. NON-CONSENT DOCKET

i. GBC 12-05

Applicant: Shanah Ahmadi – Rose Rock School

Location: 1515 West Main Street

Request: Preliminary Plat

Commission member J Eure, as the architect for this project, recused himself from this item. He gave the presentation for the proposed Waldorf based school. A zoning request is also being made for a PUD to allow the owner/instructor to live on the premises.

J Eure stated that nearly all the trees will be preserved. The Waldorf philosophy is about using the natural world, greenspace, and buildings as a teaching element thus the goal is to leave the property as natural as possible. The views will be preserved by a welded wire mesh style fence. The future of the swimming pool is uncertain at this time.

Chair Ingels referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation. The Greenbelt Commission found that the following Guidelines were relevant to this request:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

- (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- (j) Permeable ground surfaces have been preserved to the extent possible.
- (k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- (l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples

of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed and metal pickets.

The Commission would also like to commend the applicant for the use of a building design that would conserve open space and also encourage water conservation. The project is an excellent example of re-development.

**Motion** by M Peters to send the application forward with comments; **Second** by J McCampbell. All approve with J Eure recusing.

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- ii. GBC 12-08  
Applicant: Tim Shannon – Cobblestone Creek  
Location: Located on the east side of 12<sup>th</sup> Avenue SE at the intersection of 12<sup>th</sup> Avenue SE and Cobblestone Creek Drive.  
Request: Preliminary Plat

The undeveloped areas of Cobblestone Creek are now under new ownership. Their goal is to keep the future development single family residential, as well as to keep the golf course and club house intact.

The Commission would like to commend the new owners for wanting to preserve the golf course open space.

Chair Ingels referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation. The Greenbelt Commission found that the following Guidelines were relevant to this request:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

- (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- (d) Greenways connect neighborhoods to each other and to industrial and commercial areas.
- (e) Greenways provide alternative routes to move through the City for commuting to work, schools, shopping, between neighborhoods, and/or other destinations by bicycling or walking.
- (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- (j) Permeable ground surfaces have been preserved to the extent possible.

**Motion** by M Peters to send the application forward with comments; **Second** by J Eure. All approve.

**ITEM NO. 5 BEING: Draft Greenways Master Plan.**

S Connors stated that the Master Plan would be going to the Planning Commission on April 12<sup>th</sup>, 2012. The meeting starts at 6:30. The Commissioners are encouraged to attend. The Planning Commission will be hearing a presentation given by staff, taking public comments, and will give their recommendation to City Council.

S Connors reminded the Commission that as the Plan is written, the Appendices are not part of the adopted document but are used as background information. She stated that the Commission did not want the City Council focused on the maps only to lose sight of the goal of establishing a Master Plan. If the Appendices were adopted, there is not a City Ordinance that requires dedication of trails or open spaces and thus would have no backing.

S Connors presented to the Commission a rough draft of the Resolution to the City Council. She reminded them that the Resolution wording would need to go through the City Manager and the Legal Department for their approval.

A discussion was held on the benefits and drawbacks of having the Appendices adopted with the Master Plan. After a clarification that any proposed changes after adoption would have to be approved by the Council, the consensus was to leave the Appendices as a guideline document, not a policy document.

B Bruce suggested clarification of document names concerning the Halff Associates document and the document that was reviewed/revised by the Commission in Section 4. He also suggested the following statement be added to Section 6 of the Resolution: *"The map addendum is provided as a flexible framework for consideration for future decisions."*

S Connors said that it would be late May or early June before the Plan could be adopted.

J McCampbell wanted to remind the Commissioners that "when this all started we knew it was not going to be done overnight. I think that we are setting a pattern and then later the Greenbelt Commission can come in and recommend to City Council to pass ordinances that say greenways and greenbelts and trails shall be considered in every development. But that is up to the City Council. That was not left up to us. And if

I remember right, that was one of the first things that came up that this group did not want any authority, they just wanted to suggest. That is what we are doing here. That is what the ordinance says. "

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**ITEM NO. 6 BEING: Miscellaneous Discussion.**

J Eure chose not to give the Best Practices Presentation as listed on the agenda.

R McKown said that he had been speaking with the group who were involved in the Boyd/Monnett project and was surprised that their project would not be coming to the Greenbelt Commission for review. After a brief discussion it was concluded that the application had simply fallen through the cracks due to the uncertainty of their request.

He went on to explain that he had been looking into different issues that would make Norman more attractive to recent grads and "30 somethings" who are going elsewhere. One of the ideas would be to redevelop in core Norman. He suggested more high density multi-use buildings in comparison to a more sprawling apartment complex style of development.

He and Dave Boeck will be speaking at the Mayor's Round Table about redeveloping the core area and making more walkable communities with less sprawl. He stated that bringing 900 people back downtown in close walking proximity to churches, campus and restaurants with in-house parking would be revolutionary. This preserves open space, encourages walkability, and advances greenbelts. He requested that the Commission send a letter to the Planning Commission showing their support for these kinds of developments.

S Connors stated that the density currently for Norman is 26 units per acre; the project currently proposed is for approximately 170 units per acre. She stated that there is a design element to a dense development that can be more attractive than the design being proposed.

R McKown said that the basic principal would be a more urban street form compared to the golf and sprawling complexes. He stated that the Commission needed to help stop the sprawling concept.

J Eure stated that the Commission needed to be careful which projects they supported.

S Connors said that all the applicant is currently asking for is a change in the Land Use Transportation Plan amendment to change from low density residential use to high density residential use. The City Council will need to decide what high density means.

R McKown stated that his concern is that if this project is shut down by City Council the group will move on to another college town and Norman will have turned their back on some really good ideas. It will be nice to have something simple from the Commission stating that re-development in the core is better than more suburban sprawling auto dependent complexes.

Chair Ingels asked if he wanted the Commission to support this plan specifically or just in general.

R McKown said that he felt that the Commission needed to state that re-development is better than more non-development. Chair Ingels asked if he wished to make such a motion.

**Motion** by R McKown for the Commission to state that they are in support of having urban infill rather than to have the same number of dwelling units built on the outskirts of town in an auto dependent development; **Second** by J Eure. Discussion followed.

B Bruce asked why he would want to make a support statement on something he had not seen. M Peters also stated that she was not comfortable supporting any one project.

S Connors stated again that all the applicant was asking for at this time was a change from low density to high density and that what she had heard Richard say is that development inside the City is better than sprawl but was not supporting any one project.

B Bruce said that R McKown was asking the Commission to go out of their way to make a statement about something that they had not seen.

R McKown felt that no group had looked ahead to see what would happen if this kind of core development was not permitted.

B Bruce said that he did not see where this kind of statement had a place in the duties of the Commission.

**Vote:** 5 for with Chair Ingels and B Bruce voting against.

Chair Ingels shared with the group that Geoff Canty had resigned from the Commission. She wished it to go on record that the Commission has appreciated his expertise that he shared with the Commission and regrets that he will no longer be able to serve.

**ITEM NO. 7 BEING: Adjournment.**

The meeting was adjourned at 8:45 p.m.

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Passed and approved this 16th day of April 2012.

Jane Ingels  
Jane Ingels, Chairperson



# Greenbelt Commission Meeting

## Sign In Sheet

3/19/2012

1 Terry Haynes SMC Consulting GBC 12-07

2 Christopher Zabawa and Chih-Hsing Chuang

3 HAROLD HEIPLE Heiple Law Offices 321-0090

4 SEAN RIEGER RIEGER LAW 329-6070

5 Penelope Zabawa

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7 Synthia Wesner <sup>PM</sup>

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